

028.0

0001

0005.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

717,400 / 717,400

USE VALUE:

717,400 / 717,400

ASSESSED:

717,400 / 717,400



PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
36		GRAFTON ST, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	LEVENSOHN ROBERT M	
Owner 2:		
Owner 3:		

Street 1:	36 GRAFTON ST
Street 2:	

Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474
Cntry:	
Own Occ:	Y
Type:	

PREVIOUS OWNER	
Owner 1:	LEVENSOHN ROBERT M -
Owner 2:	-
Street 1:	36 GRAFTON ST
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474
Cntry:	

NARRATIVE DESCRIPTION	
This parcel contains 4,950 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1955, having primarily Wood Shingle Exterior and 2078 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No
	Amount
	Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4950		Sq. Ft.	Site		0	80.	1.15	1									454,802						454,800	

IN PROCESS APPRAISAL SUMMARY										Legal Description				User Acct		
Use Code	Land Size	Building Value	Yard Items		Land Value		Total Value									
101	4950.000	262,600					454,800		717,400							
Total Card	0.114	262,600					454,800		717,400				Entered Lot Size			
Total Parcel	0.114	262,600					454,800		717,400				Total Land:			
Source:	Market Adj Cost		Total Value per SQ unit /Card:		345.30		/Parcel: 345.3				Land Unit Type:					

PREVIOUS ASSESSMENT										Parcel ID			
Tax Yr										028.0-0001-0005.0			

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	262,600	0	4,950.	454,800	717,400	717,400	Year End Roll	12/18/2019
2019	101	FV	206,600	0	4,950.	483,200	689,800	689,800	Year End Roll	1/3/2019
2018	101	FV	206,600	0	4,950.	352,500	559,100	559,100	Year End Roll	12/20/2017
2017	101	FV	240,100	0	4,950.	307,000	547,100	547,100	Year End Roll	1/3/2017
2016	101	FV	240,100	0	4,950.	261,500	501,600	501,600	Year End	1/4/2016
2015	101	FV	226,400	0	4,950.	255,800	482,200	482,200	Year End Roll	12/11/2014
2014	101	FV	226,400	0	4,950.	210,300	436,700	436,700	Year End Roll	12/16/2013
2013	101	FV	226,400	0	4,950.	200,100	426,500	426,500		12/13/2012

SALES INFORMATION										TAX DISTRICT				PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes								
LEVENSOHN ROBER	53667-106		10/13/2009	Family	140,000	No	No										
HERSHMAN MARC/E	27009-115		1/23/1997		248,850	No	No	Y									

BUILDING PERMITS										ACTIVITY INFORMATION			
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment		Date	Result	By	Name
5/30/2000	414	Wood Dec	6,200	C						7/29/2017	Meas/Inspect	HS	Hanne S
										3/27/2009	Meas/Inspect	163	PATRIOT
										4/8/2000	Inspected	276	PATRIOT
										2/16/2000	Measured	264	PATRIOT
										8/11/1993		TH	

Sign:	VERIFICATION OF VISIT NOT DATA	/	/	/
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EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH											
Type: 15 - Old Style	1	Rating: Fair																					
Sty Ht: 2 - 2 Story																							
(Liv) Units: 1	Total: 1																						
Foundation: 1 - Concrete				A Bath: Rating:																			
Frame: 1 - Wood				3/4 Bath: Rating:																			
Prime Wall: 1 - Wood Shingle				A 3QBth: Rating:																			
Sec Wall: %				1/2 Bath: 1 Rating: Fair																			
Roof Struct: 1 - Gable				A HBth: Rating:																			
Roof Cover: 1 - Asphalt Shgl				OthrFix: Rating:																			
Color: GREY				OTHER FEATURES																			
View / Desir:				Kits: 1 Rating: Average	1st Res Grid Desc: Line 1 # Units: 1																		
GENERAL INFORMATION				A Kits: Rating:	Level FY LR DR D K FR RR BR FB HB L O																		
Grade: C - Average				Fpl: 1 Rating: Average	Other																		
Year Blt: 1955		Eff Yr Blt:		WSFlue: Rating:	Upper																		
Alt LUC:		Alt %:			Lvl 2																		
Jurisdct:		Fact: .			Lvl 1																		
Const Mod:					Lower																		
Lump Sum Adj:					Totals				RMs: 8	BRs: 4	Baths: 1	HB: 1											
INTERIOR INFORMATION				CONDOS INFORMATION				REMODELING				RES BREAKDOWN											
Avg Ht/FL: STD				Location:				Exterior:				No Unit	RMS	BRs	FL								
Prim Int Wall: 1 - Drywall				Total Units:				Interior:				1	8	4									
Sec Int Wall: %				Floor:				Additions:															
Partition: T - Typical				% Own:				Kitchen:															
Prim Floors: 3 - Hardwood				Name:				Baths:															
Sec Floors: %				DEPRECIATION				Plumbing:															
Bsmnt Flr: 12 - Concrete				Phys Cond: FR - Fair	40.	%	Electric:																
Subfloor:				Functional:		%	Heating:																
Bsmnt Gar:				Economic:		%	General:																
Electric: 3 - Typical				Special:		%	Totals				1	8	4										
Insulation: 2 - Typical				Override:		%																	
Int vs Ext: S				Total:	40.3	%																	
Heat Fuel: 2 - Gas				CALC SUMMARY				COMPARABLE SALES				SUB AREA				SUB AREA DETAIL							
Heat Type: 3 - Forced H/W				Basic \$ / SQ: 130.00				Rate	Parcel ID	Typ	Date	Sale Price	Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
# Heat Sys: 1				Size Adj.: 1.15539074								BMT	Basement	1,120	45.060	50,462	SFL	95					
% Heated: 100				Const Adj.: 0.99989998								FFL	First Floor	1,120	150.190	168,208							
Solar HW: NO				Adj \$ / SQ: 150.186								SFL	Second Floor	958	150.190	143,818							
% Com Wall				Other Features: 71750								WDK	Deck	192	11.210	2,152							
Make: Model: Serial #: Year: Color:				Grade Factor: 1.00								OPP	Open Porch	110	31.500	3,465							
SPEC FEATURES/YARD ITEMS				NBHD Inf: 1.00000000																			
Code Description A Y/S Qty				NBHD Mod:				WtAv\$/SQ:	AvRate:	Ind.Val													
Size/Dim				Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value								
PARCEL ID 028.0-0001-0005.0																IMAGE							
More: N				Total Yard Items:				Total Special Features:				Total:				AssessPro Patriot Properties, Inc							
																							